



Zoning Board of Appeals Agenda
Tuesday, August 17, 2021
5:30 P.M. – City Council Chambers, 2nd floor, City Hall
425 East State Street
Rockford, IL 61104
779-348-7423

ZBA 003-21

Applicant
Ward 1

111 South Perryville Road

Lamar Advertising

Special Use Permit for the modification of an existing legally nonconforming billboard to an electronic graphic display billboard in a C-2, Limited Commercial Zoning District (**Referred back to ZBA by City Council**)

Laid over from July

ZBA 024-20

Applicant

Wards 5 & 11

311 15th Avenue, 1706 Magnolia Street, 1611 & 1711 Seminary Street

Attorney Sherry Harlan for International Women's Baseball Center and Rockford Park District

Special Use Permit for a Planned Unit Development for a museum campus, activities center, baseball field and parking lot in an I-1, Light Industrial Zoning District and R-2, Two-family Residential Zoning District

Laid over from July

ZBA 029-21

Applicant
Ward 4

7450 Ryebrook Road

Kelly Dowda

Variation for a driveway addition in the front yards along Ryebrook Road and Ryebrook Court in an R-1, Single-family Residential Zoning District

Laid over from July

ZBA 034-21

Applicant
Ward 14

4651 Linden Road

Attorney Hal Morris for Nicor Gas Company

Special Use Permit for a 150-foot monopole radio tower in an R-1, Single family Residential Zoning District and I-1, Light Industrial Zoning District

ZBA 035-21

Applicant
Ward 3

1534 National Avenue

John & Sara Leib

Variation to increase the maximum allowed fence height in the front yard along Sherman Street from 4 feet to 6 feet in an R-1, Single-family Residential Zoning District

ZBA 036-21

Applicant
Ward 2

2308 Crosby Street

Tim & Kim Meyer

Variation to increase the maximum allowed fence height in the front yard along Crosby Street from 4 feet to 6 feet in an R-1, Single-family Residential Zoning District

ZBA 037-21

Applicant
Ward 5

1303 South Main Street

Attorney Andrew Vella for Dale Sims

Special Use Permit for an auto sales lot in a C-3, General Commercial Zoning District

ZBA 038-21

Applicant
Ward 13

300 Elm Street

Rockford Area Venues Entertainment Authority / Metro Centre

Special Use Permit to increase the maximum allowable square footage for an electronic message display sign from 36 square feet to 704 square feet for an electronic message display wall sign in a C-4, Urban Mixed-Use Zoning District

ZBA MEETING FORMAT & PROCESS

The format of the Zoning Board of Appeals (ZBA) meeting will follow the Boards Rules of Procedure generally outlined as:

The Chairman will call the address of the application.

- The Applicant or representative will come forward and be sworn in.
- The Applicant or representative will present their request before the Board
- The Board will ask any questions they may have regarding this application.
- The Chairman will then ask if there are any Objectors or Interested Parties. Objectors or Interested Parties are to come forward at that time, be sworn in by the Chairman, and give their name to the Zoning Board of Appeals secretary and the stenographer
- The Objector or Interested Party will present all their concerns, objections and questions to the Applicant regarding the application.
- The Board will ask any questions they may have of the Objector or Interested Party.
- The Applicant will have an opportunity to rebut the concerns/questions of the Objector or Interested Party
- No further discussion from the Objector or Interested Party will occur after the rebuttal of the Applicant.
- The Board will then discuss the application and a vote will be taken.

The ZBA meeting is not a final vote on any item. However, it is the only time in which the public may participate. After the ZBA meeting, the item moves on to the Code & Regulation Committee. Although the public is invited to attend the meeting, public input is not allowed at the committee meeting. The date of the Code & Regulation meeting will be **Monday, August 23, 2021 at 5:30 PM** in City Council Chambers (2nd floor of City Hall) as the second vote on these items. The third and final meeting in this process is the City Council. That vote is tentatively scheduled on **Tuesday, September 7, 2021**. If for any reason the item is laid over at the committee level or on the city council floor, the item is automatically laid over for two (2) weeks. The dates are then subject to change. Please note that City Council meetings are the 1st and 3rd Mondays of the month and Committee meetings are held on the 2nd and 4th Mondays of the month. If you are unsure of when the next meeting will take place, please contact the zoning office at 779-348-7423.